



NORFOLK

Inter Departmental Memorandum

TO: City Council

THROUGH: Marcus D. Jones, City Manager *MDJ*

FROM: George Homewood, AICP, Director of Planning *GH*

COPIES TO: Ronald G. Moore, Sr. Design & Rehabilitation Consultant

SUBJECT: Non Standard Lot Certificate – 1606 Conoga Street

DATE: June 5, 2015

Attached is a Certificate for a Nonstandard Lot authorizing development of a nonstandard lot consistent with the process authorized by Council in 2009. The approved design has been determined to be consistent with the character of the neighborhood in which it will be located.

Council requested this information be provided whenever development of a nonstandard lot has been authorized at the time the new ordinance was adopted.

Property Information

Location:	1606 Conoga Street	Neighborhood:	Campostellar
Zoning:	R-8	Standard Lot Size:	50 Ft. x 100 Ft.
House Type:	2 Story Single Family	Proposed Lot Size:	30 Ft. x 100 Ft.
House Size: (Width x Depth)	23.5 Ft. x 47.33 Ft.	Square Footage:	2138 Sq. Ft.

A copy of the Survey and the Front Elevation is included for your review.

For more information, please contact George Homewood, Director of Planning at 664-4747 or Ronald Moore, Sr. Design & Rehabilitation Consultant at 664-6778.



Office of Housing
Department of Planning and Community Development
Development Certification for Non-Standard Lots

Applicant Information


Applicant Name:	DT Builders, LLC	Date of Application:	March 30, 2015
Mailing Address:	1617 Conoga Street		
City, State, Zip Code:	Norfolk, VA 23523		
Phone Number:	757.309.9906	E-Mail:	

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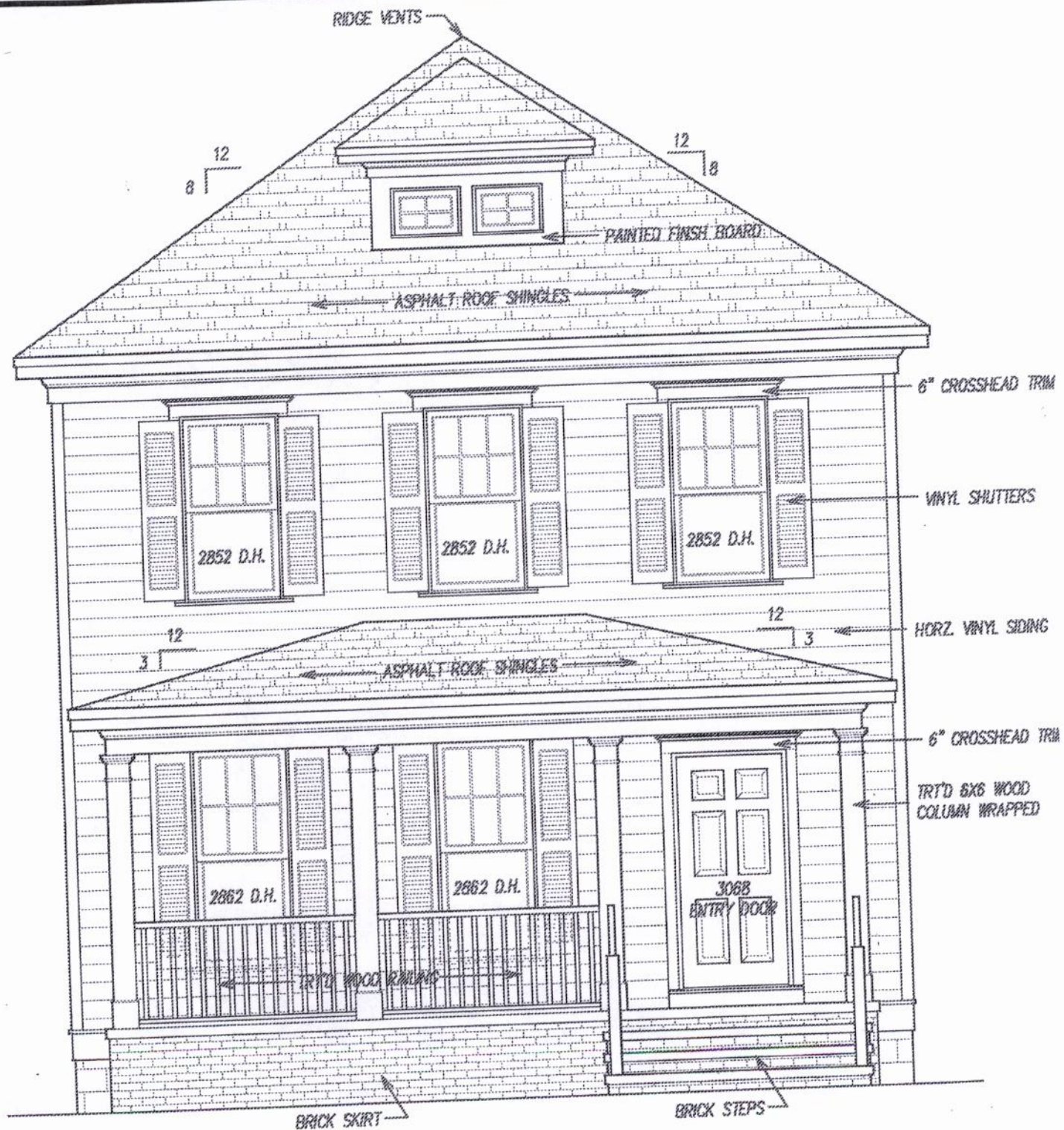
The proposed building plans and elevations for development of the site at 1606 Conoga Street and located in the Campostellar neighborhood in Norfolk, Virginia has been determined to be in keeping with the character of the neighborhood using the standards established by City Council in Section 4-0.15 of the Zoning Ordinance, which include but are not limited to location and placement of windows, doors, roof(s), porch (es), columns, driveways, garage(s), and building height.

Please submit three sets of final plans and elevations to the Department of Planning and Community Development to be stamped "approved". After plans have been stamped, two sets of the approved plans will need to be presented to the Building Safety Division for consistency with Building Code requirements and for issuance of the required building permits.


George Homewood, AICP, Director of Planning

May 22, 2015
Date

BC: City Manager's Office
Planning Director
Program Manager
Building Official

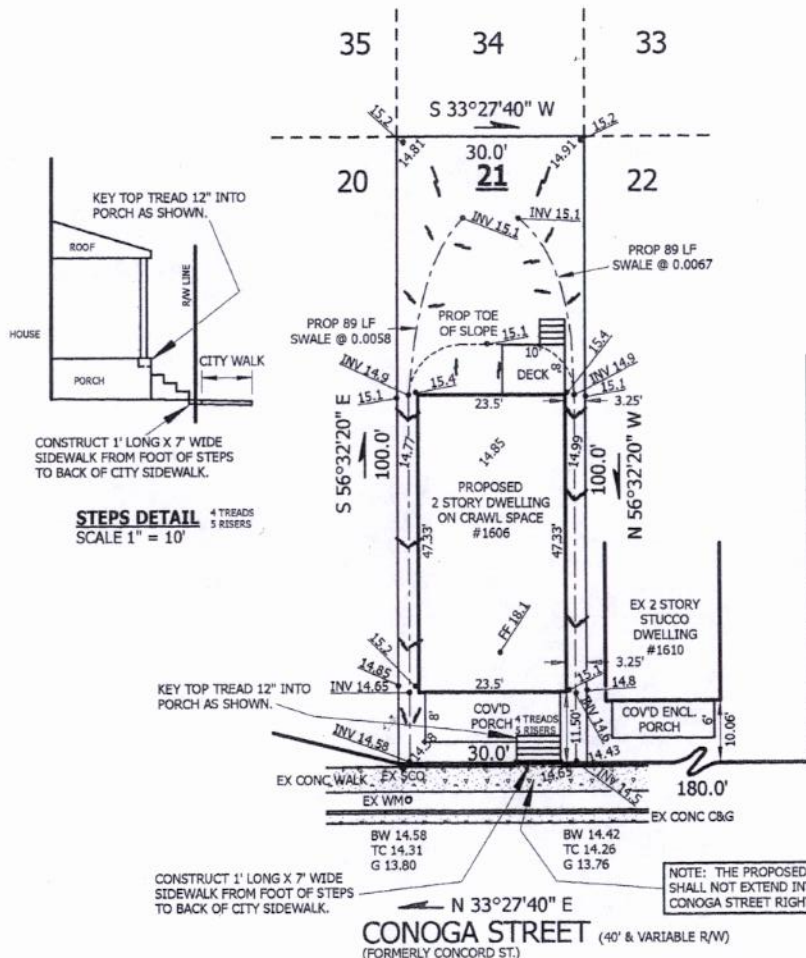


FRONT ELEVATION

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- ALL LOCAL, STATE AND FEDERAL CODES AND/OR ORDINANCES MUST BE ADHERED TO.
- DIMENSIONS SHOWN SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.
- THE CONTRACTOR WILL INDEMNIFY AND SAVE HARMLESS THE OWNER, THE ARCHITECT, THE ENGINEER AND ANY OF THEIR RESPECTIVE AGENTS OR EMPLOYEES AGAINST ANY LIABILITY, LOSS OR EXPENSE (INCLUDING ATTORNEY'S FEES) INCURRED OR SUFFERED IN CONSEQUENCE EITHER OF BODILY INJURY (INCLUDING DEATH AT ANY TIME RESULTING THEREFROM) TO ANY PERSON OR DAMAGES TO ANY PROPERTY (INCLUDING LOSS OF USE THEREOF) DUE TO ANY ACT OR OMISSION OF THE CONTRACTOR OR ANY OF HIS SUBCONTRACTORS OR ANY OF THEIR RESPECTIVE EMPLOYEES IN CONNECTION WITH THE WORK OF THE CONTRACTOR HEREUNDER.
- ELEVATIONS ARE IN FEET AND REFER TO NAVD 83(92) DATUM.
- THIS PLAN DOES NOT GUARANTEE THE LOCATION OR THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND OR OVERHEAD UTILITIES. PRIOR TO CONSTRUCTION OR EXCAVATION, THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY OF LOCATING ANY UNDERGROUND OR OVERHEAD UTILITIES (PUBLIC OR PRIVATE) THAT MAY EXIST AND CROSS THROUGH THE AREA OF CONSTRUCTION, WHETHER OR NOT SHOWN ON THESE PLANS. BEFORE YOU DIG, CALL "MISS UTILITY" OF TIDEWATER AT 1-800-552-7001. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AT HIS EXPENSE ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
- ALL CONCRETE SHALL BE 3000 P.S.I. (CLASS A-3 AIR ENTRAINMENT).
- BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR OR THE OWNER (AS APPLICABLE) MUST:
 - OBTAIN ALL INFORMATION CONCERNING THE EXISTENCE OF EASEMENTS, OTHER IMPEDIMENTS, BURIED TANKS, HAZARDOUS MATERIALS, ETC. WHICH AFFECT THE BUILDING SITE AND ASSUME RESPONSIBILITY FOR ANY CONFLICTS ARISING FROM THESE ITEMS. THE OWNERS TITLE REPORT/LETTER MAY SHOW SOME OF THE ABOVE.
 - VERIFY ZONING RESTRICTIONS AND SETBACK LINES ON THE DATE THAT THE CITY PERMIT AUTHORIZING CONSTRUCTION IS ISSUED.
- ANY ERRORS, OMISSIONS, DISCREPANCIES, ETC. SHOULD BE BROUGHT TO THE ATTENTION OF THIS OFFICE IMMEDIATELY. WORK SHOULD NOT CONTINUE UNTIL THIS OFFICE HAS ISSUED WRITTEN INSTRUCTIONS.
- HOUSE PLANS WERE PROVIDED TO THIS OFFICE ENTITLED A SINGLE FAMILY PROFFERED PLAN, DRAWN BY GME + ASSOC. (GREGORY FRECH), DATED 5-4-15. THE HOUSE PLANS PROPOSE THAT THE HOUSE BE CONSTRUCTED 24 FEET WIDE. THE HOUSE WIDTH IS PROPOSED 23.5' HEREON IN ORDER TO ATTEMPT TO KEEP THE HOUSE OUT OF THE REQUIRED SIDE SETBACKS. IT IS THE RESPONSIBILITY OF THE CLIENT TO HAVE THE HOUSE PLANS MODIFIED TO MEET THE DIMENSIONS SHOWN HEREON BEFORE CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO STUDY THIS SITE PLAN AND ASSURE THAT ALL OF THE DIMENSIONS AND DETAILS OF THE PROPOSED HOUSE ARE SHOWN AS DESIRED BY THE CLIENT AND THAT ALL FEATURES OF THE HOUSE, INCLUDING NUMBER OF STORIES, LOCATION OF PORCHES, WALKS AND DRIVEWAYS, AND ANY HORIZONTAL PROJECTIONS SUCH AS BAY WINDOWS OR CANTILEVERED ROOMS ARE SHOWN HEREON AS DESIRED BY THE CLIENT BEFORE THIS PLAN IS SUBMITTED TO THE CITY FOR REVIEW.
- THE HOUSE PLANS PROVIDED TO THIS OFFICE DO NOT SHOW A BRICK VENER. THE HOUSE DIMENSIONS AND HOUSE LOCATION DISTANCES SHOWN HEREON ARE MEASURED TO THE OUTSIDE OF THE WOOD FRAME WALLS.
- NO DEED, TITLE REPORT, CONTRACT OF SALE OR OTHER INFORMATION INDICATING WHICH PIECE OF LAND THE CLIENT OWNS, INTENDS TO BUY OR INTENDS TO BUILD ON WAS SUPPLIED TO THIS OFFICE. IT IS THE RESPONSIBILITY OF THE CLIENT TO STUDY THIS PLAN AND ASSURE THAT THE LAND PARCEL DEPICTED HEREON IS THE ONE INTENDED FOR CONSTRUCTION BEFORE BEGINNING CONSTRUCTION.
- NO BOUNDARY MONUMENTS WERE MARKED AND NO LAYOUT WAS PERFORMED AS A PART OF THE PREPARATION OF THIS PLAN. THIS OFFICE WILL SET LAYOUT MARKERS IF CONTRACTED TO DO SO.
- THIS SITE PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY AND, CONSEQUENTLY, MAY NOT SHOW ALL EASEMENTS AND MATTERS OF TITLE THAT AFFECT THE SITE. THE CLIENT IS HEREBY DIRECTED TO DO THE FOLLOWING BEFORE CONSTRUCTION:
 - OBTAIN TITLE INSURANCE.
 - OBTAIN ASSURANCE FROM A TITLE ATTORNEY THAT THE TITLE POLICY COVERS ALL OF THE LAND SHOWN ON THIS PLAN.
 - OBTAIN ASSURANCE FROM A TITLE ATTORNEY THAT THE EXCEPTIONS TO COVERAGE LISTED IN THE TITLE POLICY DO NOT ADVERSELY AFFECT THE PROJECT.



FLOOD NOTE:

BY GRAPHIC PLOTTING AND SCALING FROM FEMA MAPS ONLY AND NOT REFLECTING ANY LETTERS OF MAP CHANGE THAT MAY HAVE BEEN ISSUED BY FEMA, THIS SITE WAS DETERMINED TO BE IN ZONE X (UNSHADED) AS SHOWN ON FEMA MAP, COMMUNITY-PANEL NUMBER 510104 0165 F, EFFECTIVE: 9/2/09.

LEGEND:

CONC	CONCRETE
PROP	PROPOSED
O/H	OVERHEAD
EX	EXISTING
EP	EDGE OF PAVEMENT
CL	CENTER LINE
FF	FINISHED FLOOR
LP	LIGHT POLE
PL	PROPERTY LINE
BW	BACK OF WALK
TC	TOP OF CURB
G	GUTTER
	EXISTING EDGE OF PAVEMENT
	EXISTING ELEVATIONS
	PROPOSED ELEVATIONS
	PROPOSED DIRECTION OF FLOW
	EXISTING DIRECTION OF FLOW
INV	INVERT
MG	MATCH GRADE
HP	HIGH POINT

SITE PLAN OF LOT 21, CAMPOSTELLA LOTS OF FRANCIS RICHARDSON (D.B. 148 P. 284 CHES) NORFOLK, VIRGINIA

FOR LAUSHAUN ROBINSON

REV. MAY 12, 2015 (FRONT SETBACK)
MAY 8, 2015

SCALE: 1" = 20'



BECK ASSOCIATES
NORFOLK, VIRGINIA PC

BECK ASSOCIATES, PC
CIVIL ENGINEERS AND LAND SURVEYORS
7442 TIDEWATER DRIVE
NORFOLK, VA 23505

REFERENCE:

DEPT OF PUBLIC WORKS DRAWING #4140, 4140A, 4140B